173.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,800 / 740,800
					USE VALUE:	740,800 / 740,800
					ASSESSED:	740,800 / 740,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADDEN JANE E
Owner 2:	
Owner 3:	
Street 1:	92 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,888 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Aluminum Exterior and 1333 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6888.000	324,100		416,700	740,800
Total Card	0.158	324,100		416,700	740,800
Total Parcel	0.158	324,100		416,700	740,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 555.74 | /Parcel: 555.7

Legal Description

User Acct

115146

GIS Ref

GIS Ref

Insp Date

07/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,100	0	6,888.	416,700	740,800	740,800	Year End Roll	12/18/2019
2019	101	FV	255,600	0	6,888.	410,800	666,400	666,400	Year End Roll	1/3/2019
2018	101	FV	255,600	0	6,888.	315,500	571,100	571,100	Year End Roll	12/20/2017
2017	101	FV	255,600	0	6,888.	297,700	553,300	553,300	Year End Roll	1/3/2017
2016	101	FV	255,600	0	6,888.	273,800	529,400	529,400	Year End	1/4/2016
2015	101	FV	241,900	0	6,888.	256,000	497,900	497,900	Year End Roll	12/11/2014
2014	101	FV	241,900	0	6,888.	235,700	477,600	477,600	Year End Roll	12/16/2013
2013	101	FV	241,900	0	6,888.	235,700	477,600	477,600		12/13/2012

!13434!

PRINT

Date	Time
12/11/20	03:23:30

LAST REV

Date	Time
07/31/18	12:05:16

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13434

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABDALIAN OWEN/E	23362-223		6/29/1993		183,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2016	317	New Wind	15,600					replace windows
2/2/2010	91	Redo Kit	33,467	C				&REMOD BATH
1/13/2003	46	New Wind	2,561	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Measured	197	PATRIOT
11/10/2000	Hearing Chag	163	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6888		Sq. Ft.	Site		0	70.	0.86	6			Topo	-5					416,717						416,700	

Total AC/HA:	0.15813	Total SF/SM:	6888	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 416,717	Spl Credit	Total: 416,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363378
Depreciation:	39245
Depreciated Total:	324133

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

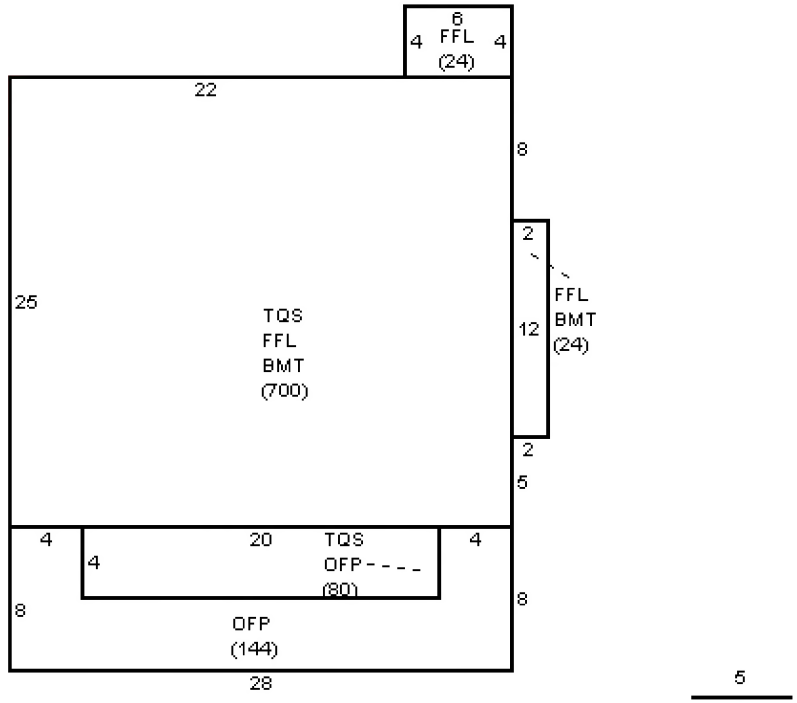
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	142.09
Final Total:	324100	Val/Su SzAd	243.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	748	175.480	131,261
BMT	Basement	724	52.640	38,115
TQS	3/4 Story	585	175.480	102,657
OFP	Open Porch	224	23.860	5,345

Net Sketched Area:	2,281	Total:	277,378
Size Ad	1333	Gross Are	2476	FinArea	1333
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	